

Chapter 21A.14
DEVELOPMENT STANDARDS - DESIGN REQUIREMENTS

Sections:

- 21A.14.010 Purpose.
- 21A.14.020 General layout standards.
- 21A.14.030 Lot segregations - Zero lot line development.
- 21A.14.040 Lot segregations - clustered development. [Amended]
- 21A.14.050 Lot segregations - UR zone reserve tract.
- 21A.14.060 Townhouse development.
- 21A.14.070 Attached dwellings and group residences - Applicability.
- 21A.14.080 Attached dwellings and group residences - Vehicular access and parking location.
- 21A.14.090 Attached dwellings and group residences - Building façade modulation.
- 21A.14.110 Mixed use development - Percentages of residential uses.
- 21A.14.120 Mixed use development - Residential density.
- 21A.14.130 Mixed use development - Building floor area.
- 21A.14.135 Mixed use development - design features.
- 21A.14.145 Mixed use development phasing - required plans, requirements, covenants, recordings - review and approval.
- 21A.14.150 Mobile home parks - Standards for existing parks
- 21A.14.160 Mobile home parks - Standards for new parks.
- 21A.14.170 Mobile home parks - Alternative design.
- 21A.14.180 On site recreation - space required. [SAO section 79]
- 21A.14.185 Recreation space - fees in lieu of.
- 21A.14.190 On-site recreation - play areas required.
- 21A.14.195 On-site recreation – financial guarantees for construction.
- 21A.14.200 On-site recreation - maintenance of recreation space or dedication.
- 21A.14.210 Storage space and collection points for recyclables.
- 21A.14.220 Fences
- 21A.14.225 Hazardous liquid and gas transmission pipelines.
- 21A.14.230 Trail corridors - Applicability.
- 21A.14.240 Trail corridors - Design standards.
- 21A.14.250 Trail corridors - Maintenance of trail corridors/improvements.
- 21A.14.260 Wildlife habitat corridors - applicability.
- 21A.14.270 Wildlife habitat corridors - Design standards.
- 21A.14.280 Rural industry development standards.
- 21A.14.300 Short subdivision or short subdivision alterations – adequacy of access – right of way use permits.
- 21A.14.310 Proposed formal subdivisions, short subdivisions or binding site plans – railroad buffer strips.
- 21A.14.320 Preliminary subdivision and short subdivision approval -- maintenance of private streets, easements and utilities required.
- 21A.14.330 Preliminary subdivision and short subdivision approval – covenants relating to keeping livestock in the RA zone.
- 21A.14.350 Rural equestrian community trail preservation – purpose.

- 21A.14.360 Rural equestrian community trails – general applicability.
- 21A.14.365 Rural equestrian community trails - notification.
- 21A.14.370 Rural equestrian community trails – authority.
- 21A.14.380 Rural equestrian community trails – location and design standards.
- 21A.14.390 Rural equestrian community trails – maintenance and operation.
- 21A.14.410 Rural equestrian community trails - annual report.

NOTE: Sections amended are noted in brackets following the title. “SAO” means proposed amendments to the Sensitive Areas Ordinance (KCC 21A.24) pending at council (Proposed Ordinance 1999-0353)

1 SECTION 1. Ordinance 10870, Section 364, as amended, and K.C.C. 21A.14.040 are each
2 hereby amended to read as follows:

3 **Lot segregations - clustered development.** Residential lot clustering is allowed in the
4 R, UR and RA zones. If residential lot clustering is proposed, the following provisions shall be
5 met:

6 A. In the R zones, any designated open space tract resulting from lot clustering shall not
7 be altered or disturbed except as specified on recorded documents creating the open space. Open
8 spaces may be retained under ownership by the subdivider, conveyed to residents of the
9 development((;)) or conveyed to a third party. If access to the open space is provided, the access
10 shall be located in a separate tract((;)),

11 B. In the RA zone:

12 1. No more than eight lots of less than two and one-half acres shall be allowed in a
13 cluster;

14 2. No more than eight lots of less than two and one-half acres shall be served by a
15 single cul-de-sac street;

16 3. Clusters containing two or more lots of less than two and one-half acres, whether in
17 the same or adjacent developments, shall be separated from similar clusters by at least one
18 hundred twenty feet;

19 4. The overall amount, and the individual degree of clustering shall be limited to a level
20 that can be adequately served by rural facilities and services, including, but not limited to, on-site
21 sewage disposal systems and rural roadways;

22 5. A fifty-foot Type II landscaping screen, as defined in K.C.C. 21A.16.040, shall be
23 provided along the frontage of all public roads. The planting materials shall consist of species
24 that are native to the Puget Sound region. Preservation of existing healthy vegetation is
25 encouraged and may be used to augment new plantings to meet the requirements of this section;

26 6. Except as provided in subsection B.7 of this section, open space tracts created by
27 clustering in the RA zone shall be designated as permanent open space. Acceptable uses within
28 open space tracts are passive recreation, with no development of active recreational facilities,
29 natural-surface pedestrian and equestrian foot trails and passive recreational facilities;

30 7. In the RA zone a resource land tract may be created through a cluster development in
31 lieu of an open space tract. The resource land tract may be used as a working forest or farm if
32 the following provisions are met:

33 a. Appropriateness of the tract for forestry or agriculture has been determined by the
34 King County department of natural resources and parks;

35 b. The subdivider shall prepare a forest management plan, which must be reviewed
36 and approved by the King County department of natural resources, or a farm management
37 (conservation) plan, if ~~((such))~~ a plan is required ~~((pursuant to))~~ under K.C.C. chapter 21A.30,
38 which must be developed by the King Conservation District. The criteria for management of a
39 resource land tract established through a cluster development in the RA zone shall be set forth in
40 a public rule. The criteria must assure that forestry or farming will remain as a sustainable use of
41 the resource land tract and that structures supportive of forestry and agriculture may be allowed
42 in the resource land tract. The criteria must also set impervious surface limitations and identify
43 the type of buildings or structures that will be allowed within the resource land tract;

c. The recorded plat or short plat shall designate the resource land tract as a working forest or farm;

d. Resource land tracts that are conveyed to residents of the development shall be retained in undivided interest by the residents of the subdivision or short subdivision;

e. A homeowners association shall be established to assure implementation of the forest management plan or farm management (conservation) plan if the resource land tract is retained in undivided interest by the residents of the subdivision or short subdivision;

f. The subdivider shall file a notice with the King County department of executive services, records, elections and licensing services division. The required contents and form of the notice shall be set forth in a public rule. The notice shall inform the property owner or owners that the resource land tract is designated as a working forest or farm, which must be managed in accordance with the provisions established in the approved forest management plan or farm management (conservation) plan;

g. The subdivider shall provide to the department proof of the approval of the forest management plan or farm management (conservation) plan and the filing of the notice required in subsection B.7.f of this section before recording of the final plat or short plat;

h. The notice shall run with the land; and

i. Natural-surface pedestrian and equestrian foot trails, passive recreation, and passive recreational facilities, with no development of active recreational facilities, are allowed uses in resource tracts; ~~((and))~~

8. For purposes of this section, passive recreational facilities include trail access points, small-scale parking areas and restroom facilities~~((:))~~; and

9. The requirements of subsections B.1, B.2 or B.3 of this subsection may be modified or waived by the director if the property is encumbered by critical areas containing habitat for, or there is the presence of, species listed as threatened or endangered under the Endangered Species Act.

C. In the R-1 zone, open space tracts created by clustering required by K.C.C. 21A.12.030 shall be located and configured to create urban separators and greenbelts as required by the Comprehensive Plan, or subarea plans or open space functional plans, to connect and increase protective buffers for ~~((environmentally sensitive areas as defined in K.C.C. 21A.06.1065))~~ critical areas, to connect and protect wildlife habitat corridors designated by the Comprehensive Plan and to connect existing or planned public parks or trails. King County may require open space tracts created under this subsection to be dedicated to an appropriate managing public agency or qualifying private entity such as a nature conservancy. In the absence of such a requirement, open space tracts shall be retained in undivided interest by the residents of the subdivision or short subdivision. A homeowners association shall be established for maintenance of the open space tract. (Ord. 14199 § 234, 2001: Ord. 14259 § 8, 2001: Ord. 14045 § 25, 2001: Ord. 13022 § 19, 1998: Ord. 12822 § 8, 1997: Ord. 11621 § 47, 1994: Ord. 10870 § 364, 1993).

SECTION 2. Ordinance 10870, Section 378, as amended, and K.C.C. 21A.14.180 are each hereby amended to read as follows: [SAO Section 79]

On-site recreation - space required.

A. Residential developments of more than four units in the UR and R-4 through R-48 zones, stand-alone townhouse developments in the NB zone on property designated commercial

outside of center in the urban area of more than four units, and mixed-use developments of more than four units, shall provide recreation space for leisure, play and sport activities as follows:

1. Residential subdivision, townhouses and apartments developed at a density of eight units or less per acre - three hundred ninety square feet per unit;

2. Mobile home park - two hundred sixty square feet per unit; and

3. Apartment, townhouses developed at a density of greater than eight units per acre, and mixed use:

a. Studio and one bedroom - ninety square feet per unit;

b. Two bedrooms - one hundred seventy square feet per unit; and

c. Three or more bedrooms - one hundred seventy square feet per unit.

B. Recreation space shall be placed in a designated recreation space tract if part of a subdivision. The tract shall be dedicated to a homeowner's association or other workable organization acceptable to the director, to provide continued maintenance of the recreation space tract consistent with K.C.C. 21A.14.200.

C. Any recreation space located outdoors that is not part of a storm water tract developed in accordance with subsection F. of this section shall:

1. Be of a grade and surface suitable for recreation improvements and have a maximum grade of five percent;

2. Be on the site of the proposed development;

3. Be located in an area where the topography, soils, hydrology and other physical characteristics are of such quality as to create a flat, dry, obstacle-free space in a configuration which allows for passive and active recreation;

4. Be centrally located with good visibility of the site from roads and sidewalks;

5. Have no dimensions less than thirty feet, (())except trail segments());

6. Be located in one designated area, unless the director determines that residents of large subdivisions, townhouses and apartment developments would be better served by multiple areas developed with recreation or play facilities;

7. In single detached or townhouse subdivisions, if the required outdoor recreation space exceeds five thousand square feet, have a street roadway or parking area frontage along ten percent or more of the recreation space perimeter, except trail segments, if the outdoor recreation space is located in a single detached or townhouse subdivision;

8. Be accessible and convenient to all residents within the development; and

9. Be located adjacent to, and be accessible by, trail or walkway to any existing or planned municipal, county or regional park, public open space or trail system, which may be located on adjoining property.

D. Indoor recreation areas may be credited towards the total recreation space requirement, if the director determines that the areas are located, designed and improved in a manner that provides recreational opportunities functionally equivalent to those recreational opportunities available outdoors. For senior citizen assisted housing, indoor recreation areas need not be functionally equivalent but may include social areas, game and craft rooms, and other multi()purpose entertainment and education areas.

E. Play equipment or age appropriate facilities shall be provided within dedicated recreation space areas according to the following requirements:

1. For developments of five dwelling units or more, a tot lot or children's play area, which includes age appropriate play equipment and benches, shall be provided consistent with K.C.C. 21A.14.190;

2. For developments of five to twenty-five dwelling units, one of the following recreation facilities shall be provided in addition to the tot lot or children's play area:

- a. playground equipment;
- b. sport court;
- c. sport field;
- d. tennis court; or
- e. any other recreation facility proposed by the applicant and approved by the director((-));

3. For developments of twenty-six to fifty dwelling units, at least two or more of the recreation facilities listed in subsection E.2 of this section shall be provided in addition to the tot lot or children's play area; and

4. For developments of more than fifty dwelling units, one or more of the recreation facilities listed in subsection E.2 of this section shall also be provided for every twenty-five dwelling units in addition to the tot lot or children's play area. If calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:

- a. Fractions of 0.50 or above shall be rounded up; and
- b. Fractions below 0.50 shall be rounded down.

F. In subdivisions, recreation areas that are contained within the on-site stormwater tracts, but are located outside of the one hundred year design water surface, may be credited for

up to fifty percent of the required square footage of the on-site recreation space requirement on a foot-per-foot basis, subject to the following criteria:

1. The stormwater tract and any on-site recreation tract shall be contiguously located.

At final plat recording, contiguous stormwater and recreation tracts shall be recorded as one tract and dedicated to the homeowner's association or other organization as approved by the director;

2. The ~~((stormwater))~~ drainage facilit~~((ies))~~y shall be constructed to meet the following conditions:

a. The side slope of the ~~((stormwater))~~ drainage facilit~~((ies))~~y shall not exceed thirty-three percent unless slopes are existing, natural and covered with vegetation;

b. A bypass system or an emergency overflow pathway shall be designed to handle flow exceeding the facility design and located so that it does not pass through active recreation areas or present a safety hazard;

c. The ~~((stormwater))~~ drainage facilit~~((ies))~~y shall be landscaped and developed for passive recreation opportunities such as trails, picnic areas and aesthetic viewing; and

d. The ~~((stormwater))~~ drainage facilit~~((ies))~~y shall be designed so they do not require fencing pursuant to the Surface Water Design Manual.

G. ~~((For of joint use of))~~ When the tract is a joint use tract for ~~((stormwater))~~ a drainage facilit~~((ies))~~y and recreation space, King County is responsible for maintenance of the ~~((stormwater))~~ drainage facilit~~((ies))~~y only and requires a drainage easement for that purpose.

H. A recreation space plan shall be submitted to the department and reviewed and approved with engineering plans.

1. The recreation space plans shall address all portions of the site that will be used to meet recreation space requirements of this section, including ~~((stormwater))~~ the drainage

176 facilit~~(ies)~~). The plans shall show dimensions, finished grade, equipment, landscaping and
177 improvements, as required by the director, to demonstrate that the requirements of the on-site
178 recreation space in K.C.C. 21A.14.180 and play areas in K.C.C. 21A.14.190 have been met.

179 2. If engineering plans indicate that the on-site ~~((stormwater))~~ drainage facilit~~(ies)~~)y or
180 stormwater tract must be increased in size from that shown in preliminary approvals, the
181 recreation plans must show how the required minimum recreation space under K.C.C.
182 21A.14.180A will be met. (Ord. 14045 § 31, 2001: Ord. 12522 § 7, 1996: Ord. 11978 § 13,
183 1995: Ord. 11621 § 48, 1994: Ord. 10870 § 378, 1993).